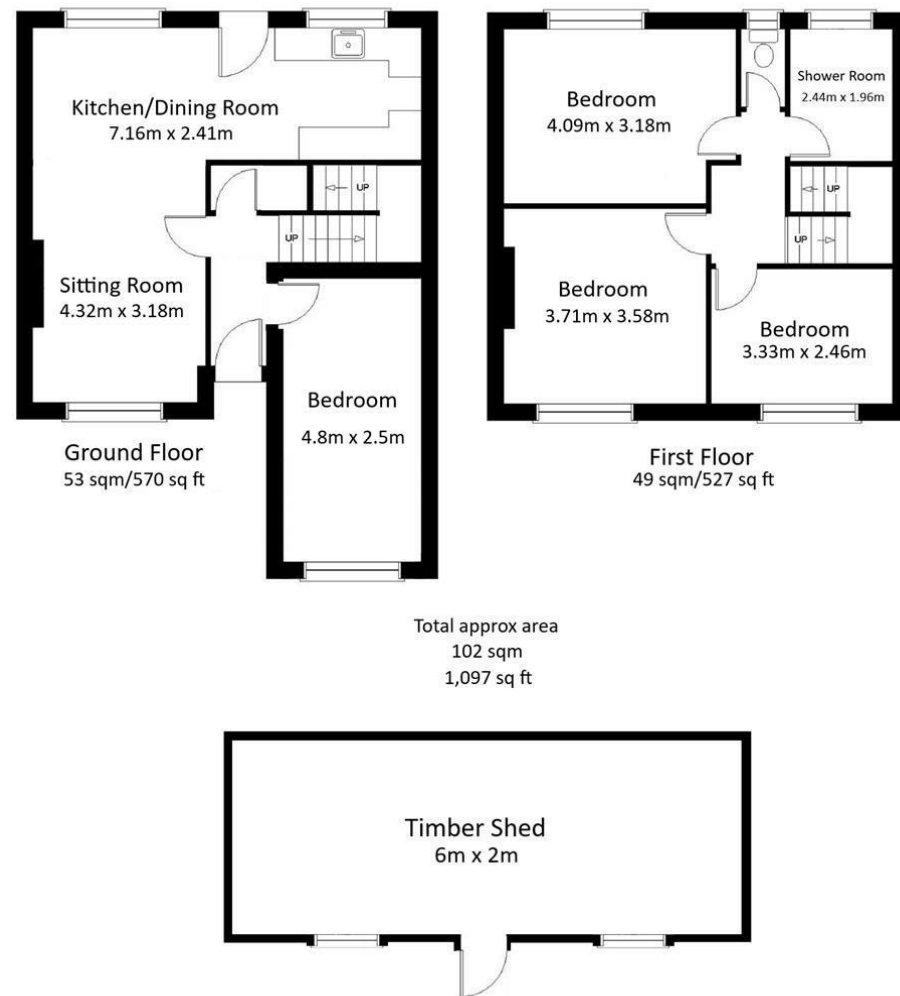


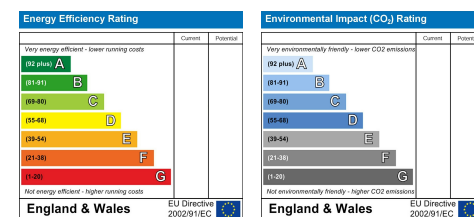
LORDS MEADOW, TREGONY



KEY FEATURES

- FAMILY HOME
- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LIVING ROOM
- BATHROOM & W.C.
- DRIVEWAY PARKING
- LARGE STORAGE SHED
- FRONT & REAR GARDENS
- POOULAR VILLAGE LOCATION
- RURAL VIEWS
- VIEWING ESSENTIAL

ENERGY PERFORMANCE RATING



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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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30 LORDS MEADOW, TREGONY, TRURO, CORNWALL, TR2 5RZ

FAMILY HOME SITUATED IN QUIET LOCATION IN POPULAR VILLAGE

This four bedroom terrace house is situated in the desirable village of Tregony; within walking distance of the amenities on offer whilst offering great access to the Roseland Peninsula. The dwelling is larger than first apparent and benefits from pleasant rural views to the front aspect. In all, the accommodation includes; entrance hallway, four double bedrooms, sitting room and kitchen/dining room, bathroom and a w.c. There is a driveway to the front providing off road parking for at least three vehicles, with an enclosed rear garden with a useful timber shed. Viewing is recommended.

EPC - TBC. Freehold. Council Tax - C.

GUIDE PRICE £340,000

THE PROPERTY

30 Lords Meadow is a middle terraced modern property which is situated in a pleasant position close to the centre of the village within a short walk of all the local amenities as well as the Roseland Community College. The property is well presented throughout and offers well proportioned accommodation which is large enough to accommodate a family with four good sized double bedrooms, open plan living with a sitting room incorporating a wood burning stove and a large kitchen and dining room space. Furthermore there is a family bathroom and a separate w.c. The property also benefits from having parking for numerous vehicles as well as a substantial timber storage shed, front and rear gardens.

TREGONY

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both primary and secondary schools are within a short 10 minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months. The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. The harbourside villages of Portloe and Portscatho are each about four and seven miles distant, and St Mawes is about 11 miles to the south.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY

Front door opening to hall with tiled floor, stairs rising to first floor. Under stairs cupboard with hot water cylinder. Door to sitting room and door to bedroom.

BEDROOM

15'8" x 8'2" (4.8m x 2.5m)
Window to front.

OPEN PLAN LIVING SPACE

SITTING ROOM

14'2" x 10'5" (4.32m x 3.18m)
Window to front aspect with rural views, wood burning stove inset.

KITCHEN/DINING ROOM

23'5" x 7'10" (7.16m x 2.41m)
Window to rear and open to kitchen which comprises a good range of base and eye level wall units incorporating a good mixture of drawers and cupboards, space and plumbing for washing machine, electric cooker with extractor hood over, inbuilt fridge freezer and dishwasher. Stainless steel sink and drainer inset into work top, tiled splash backs and window and door to rear garden.

FIRST FLOOR

LANDING



BEDROOM

12'2" x 11'8" (3.71m x 3.58m)
Window to front with views.

BEDROOM

13'5" x 10'5" (4.09m x 3.18m)
Window to rear and built in wardrobes.

BEDROOM

10'11" x 8'0" (3.33m x 2.46m)
Window to front.

SHOWER ROOM

8'0" x 6'5" (2.44m x 1.96m)
A newly installed shower room comprising corner shower cubicle, vanity hand wash basin and low level w.c. Obscured window to rear. Heated towel rail.

W.C.

Low level w.c with obscured window to rear.

OUTSIDE

To the front of the property there is a driveway which provides parking for numerous vehicles with a raised section of lawn. The rear garden is level and enclosed and laid to artificial grass with a wood store and a large timber storage shed (6.00m x 2.00m).

TIMBER SHED

19'8" x 6'6" (6.00m x 2.00m)

SERVICES

Mains water, electricity and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

From the A3078 Truro to St. Mawes road take the turning on Tregony bridge up into the village. At the top of the hill take the right hand turning immediately by Alms Houses (signposted to Roseland Crescent) and continue along this road until you come to the turning into Lords Meadow on the right hand side. Turn right at the end of the junction and take the next right where 30 Lords Meadow can be identified on the left hand side where a Philip Martin for sale sign board has been erected for identification purposes.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

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